

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 86-18

Introduced by Council President Hardwicke at the request
of the County Executive

Legislative Day No. 86-8 Date March 18, 1986

AN ACT to repeal and re-enact with amendments, Table 1., heading, Principal Permitted Uses for Specific Zoning Districts/- Conventional Development with Open Space of Section 25-6.2, heading, Principal Permitted Uses By Districts; Table 5., heading, Design Requirements for Specific Uses/R2 - Urban Residential District; Table 6., heading, Design Requirements for Specific Uses/R3 - Urban Residential District; Table 7., heading, Design Requirements for Specific Uses/R4 - Urban Residential District of Section 25-6.3, heading, Requirements for Specific Districts; and to repeal and re-enact with amendments Subsections 6 and 10 of Section 25-6.3(c)(3)b., heading Requirements for Specific Districts; and to add new Subsection 13 to Section 25-6.3(c)(3)b., heading, Requirements for Specific Districts, all of Article II, heading, Zoning, of Chapter 25, heading, Zoning Code, of the Harford County Code, as amended; to provide that multiplex dwellings be subject to Special Development Regulations in certain Zoning districts; to provide certain standards for multiplex dwellings; and to provide generally for the zoning of multiplex dwellings in Harford County.

By the Council, March 18, 1986

Introduced, read first time, ordered posted and public hearing scheduled

on: April 15, 1986

at: 7:15 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was

held on April 15, 1986

and concluded on April 15, 1986

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford County,
2 Maryland, that Table 1., heading, Principal Permitted Uses for
3 Specific Zoning Districts/Conventional Development with Open Space
4 of Section 25-6.2, heading, Principal Permitted Uses By Districts;
5 Table 5., heading, Design Requirements for Specific Uses/R2 -
6 Urban Residential District; Table 6., heading, Design Requirements
7 for Specific Uses/R3 - Urban Residential District; Table 7.,
8 heading, Design Requirements for Specific Uses/R4 - Urban
9 Residential District of Section 25-6.3, heading, Requirements for
10 Specific Districts; and Subsections 6 and 10 of Section
11 25-6.3(c)(3)b., heading, Requirements for Specific Districts, be,
12 and they are repealed and re-enacted with amendments, and that new
13 Subsection 13, be, and it is hereby added to Section 25-6.3(c)-
14 (3)b., heading, Requirements for Specific Districts, all of
15 Article II, heading, Zoning, of Chapter 25, heading, Zoning Code,
16 of the Harford County Code, as amended, all to read as follows:

17 Section 25-6.2. Principal Permitted Uses by Districts.

18 The attached Table 1. Principal Permitted Uses for Specific
19 Zoning Districts/Conventional Development with Open Space is
20 incorporated herein by reference as if fully stated herein.

21 Section 25-6.3. Requirements for Specific Districts. (Tables)

22 The attached Table 5. Design Requirements for Specific
23 Uses/R2 - Urban Residential District; Table 6. Design Requirements
24 for Specific Uses/R3 - Urban Residential District; and Table 7.
25 Design Requirements for Specific Uses/R4 - Urban Residential
26 District are incorporated herein by reference as if fully stated
27 herein.

28 Section 25-6.3. Requirements for Specific Districts.

29 This section sets forth the requirements for specific
30 districts and includes the minimum lot area, area per dwelling or
31 family unit, parcel area, lot width, yards, setbacks and maximum
32 building height allowed for uses permitted for each district. Uses

permitted under the Special Development Regulations shall also comply with the requirements contained in Section 25-7 (Special Development Regulations).

(c) R1, R2, R3 and R4. Urban Residential District.

(3) Specific Regulations. The following uses are permitted subject to the additional requirements below:

b. Urban residential uses, with densities ranging from 1.8 to 14.0 dwelling units per gross acre (du/ga) except high-rise apartment dwellings which may be developed to a maximum density of 30.0 dwelling units per gross acre (du/ga). The permitted density of development, the permitted dwelling unit types and design requirements shall depend upon whether the development is designed as a Conventional Development, Conventional Development with Open Space (COS) or Planned Residential Development (PRD).

6. Building Block Length. The maximum length of a building block shall not exceed the following:

<u>Building Block Type</u>	<u>Maximum Length Without Offset (feet)</u>	<u>Maximum Length With Offset (feet)</u>
Townhouse Dwelling	75	160
Row Duplex Dwelling	75	160
MULTIPLEX DWELLING	75	160
Garden Apartment Dwelling	120	300
Mid-Rise Apartment Dwelling	100	300
High-Rise Apartment Dwelling	100	200

To exceed the maximum building block lengths provided herein, any building shall be subject to the following additional off-sets for each one hundred (100) feet or portion thereof:

<u>Height of Buildings</u>	<u>Minimum Offset</u>	<u>Minimum Sum of Offset</u>
1 and 2 Story	18 Inches	54 Inches
3 Story	4 Feet	8 Feet
4 Story or More	4 Feet	12 Feet

1 10. Variation in townhouse OR MULTIPLEX width. In
2 the R3 and R4 Districts, the permitted width of a townhouse OR
3 MULTIPLEX dwelling may be reduced by a maximum of four (4) feet
4 for not more than fifty (50) percent of the townhouse OR MULTIPLEX
5 units in any development. In the R2 District, the permitted width
6 of a townhouse OR MULTIPLEX dwelling may be reduced by a maximum
7 of four (4) feet for not more than twenty-five (25) percent of the
8 townhouse OR MULTIPLEX units in any development.

9 i. Where narrower [townhouse] UNITS are
10 provided, lot sizes, not yard sizes or setbacks, may be reduced
11 proportionally. Such units shall be integrated into the overall
12 design of the townhouse OR MULTIPLEX development and shall be
13 intermixed with other townhouses OR MULTIPLEX UNITS throughout the
14 development.

15 13. MULTIPLEX DWELLINGS. NO DETACHED ACCESSORY
16 STRUCTURES WILL BE PERMITTED IN SIDE OR REAR YARDS. EXTERIOR
17 STORAGE SHALL BE INTEGRATED IN THE DESIGN OF THE OVERALL
18 STRUCTURE. FENCING SHALL BE HARMONIOUS WITH THE MULTIPLEX
19 DWELLING AND SHALL BE UNIFORM IN TYPE AND HEIGHT. SAID FENCING
20 SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE CONSTRUCTION OF THE
21 MULTIPLEX DWELLING.

22 Section 2. And Be It Further Enacted, that this act shall take
23 effect sixty (60) calendar days from the date it becomes law.

24 EFFECTIVE: June 16, 1986

25
26 The Secretary of the Council does hereby
27 certify that fifteen (15) copies of this Bill
28 are immediately available for distribution to
29 the public and the press.

30 Angela Markowska, Secretary
31
32

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BY THE COUNCIL

BILL NO. 86-18

Read the third time.

Passed LSD 86-11 (April 15, 1986)

Failed of Passage _____

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 16th day of April, 1986
at 3:00 o'clock P.M.



Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive

Date 4-17-86

BY THE COUNCIL

This Bill (No. 86-18), having been approved by the Executive
and returned to the Council, becomes law on April 17, 1986.

Angela Markowski, Secretary

EFFECTIVE DATE: June 16, 1986

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